

Check Out

WILSON
INVENTORIES

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Property inspected by Misha Eleanya

Address

Example
Check-out
Report



Carried Out

**October
20th 2025**

Contents

Disclaimers 2

Areas 3

 SCHEDULE OF CONDITION 3

 CLEANING SUMMARY 4

 METRE READINGS 5

 KEY SETS 6

 SMOKE AND CO2 ALARMS 7

 OPEN PLAN ENTRANCE, LOUNGE & KITCHEN 8

 BATHROOM 21

 BEDROOM ONE 26

 GARDEN / BALCONY 33

 PROPERTY COMPLIANCE 35

Actions 36

Declaration 37

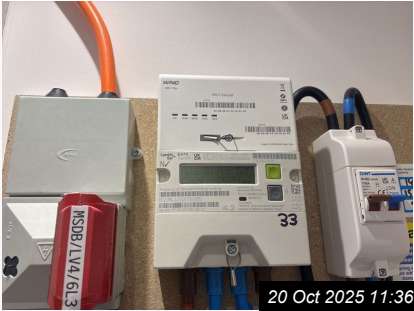
Disclaimers

1. WILSON INVENTORIES SERVICES covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 14 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to james@wilsoninventories.co.uk. If no amendments are received within this time you are deemed to have agreed with the contents of this report. Amendments will only be made to the report with all parties' agreement. It is the responsibility of the Landlord and Tenant to agree to amendments prior to sending any request to WI.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting WI will endeavour to mention plants and shrubs however WI considers plants to be perishable.
5. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
6. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
7. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
8. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
9. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
10. Every effort has been made to carefully check the property and its contents, however, WI representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
11. The WI representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
13. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".
14. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
15. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
16. Smoke alarms will be listed on the inventory but will only be tested for sound in accordance with the legislation of October 2015 and only where practically possible to do so. Liability for ensuring the property complies with the legislation remains with the Landlord.
17. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the reading must be taken by the relevant boards.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Decorative Order	Good decorative order, apartment fully furnished; Generally clean throughout
1.2	Ceilings	In good condition, defects as noted
1.3	Lights	1x bathroom light not working
1.4	Walls	Light scuffs and scratches
1.5	Windows & Sills	In good, functional condition
1.6	Curtains / Blinds	Functional
1.7	Woodwork	In good condition
1.8	Flooring	Light circular scratch upon entry, consistent with use
1.9	Kitchen & Appliances	In good condition with the exception of the hob, tenant has informed management of crack
1.10	Bathroom & Appliances	In good condition
1.11	Contents	Odd usage marks on sofas and chairs; ; Generally good condition

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Cleaned to a professional standard
2.2	Carpets & Flooring	Cleaned to a professional standard
2.3	Windows & Sills	Cleaned to a professional standard
2.4	Kitchen & Appliances	Cleaned to a professional standard ; with omissions to sink
2.5	Bathroom & Appliances	Cleaned to a professional standard
2.6	Contents	Cleaned to a professional standard

3. METRE READINGS			
Ref	Name	Description	Reading
3.1	Electric Meter	Location: Storage cupboard Serial Number: 2303501619	6093 kWh



Ref #3.1

4. KEY SETS		
Ref	Name	Description
4.1	Key sets	2x Green fobs 2x Silver front door security keys 1x Silver locked key Returned to concierge 3x Brass balcony door keys 2x Silver wi Dow keys Left in Balcony door
 20 Oct 2025 11:35 Ref #4.1  20 Oct 2025 11:35 Ref #4.1		

5. SMOKE AND CO2 ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: 1 level Location: Hallway	Audible sound heard
5.2	Heat Sensor Alarms	Floor: 1 level Location: Kitchen	Audible sound heard



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Ref #5.1



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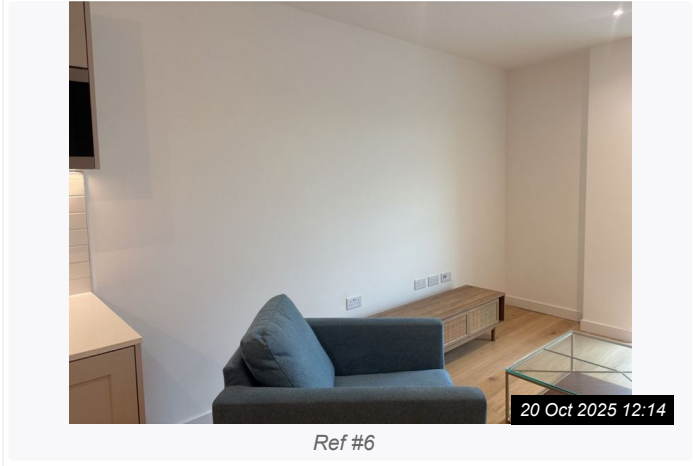
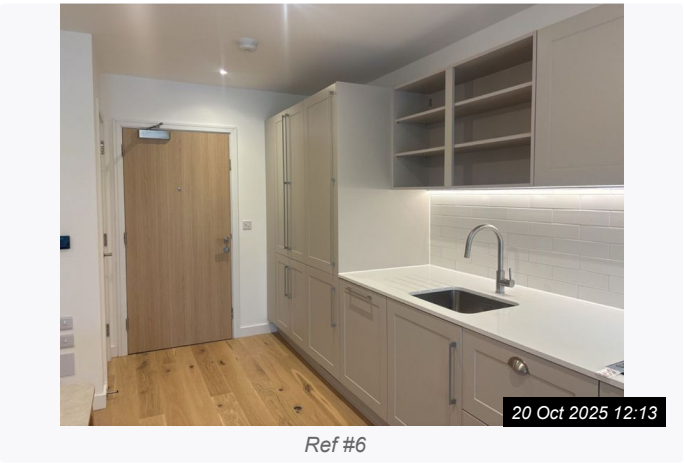
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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN



Ref	Name	Condition
6.1	Door & Frame	The door has noticeable damage and chipping along the bottom edge on the external side. There are minor scuff marks to the surrounding frame and nearby wall.
6.2	Door Fixtures	As per inventory
6.3	Ceiling	Ceiling is clean and smooth with no signs of staining, cracks, or visible damage. As per inventory
6.4	Lighting	All ceiling and under-cabinet lights are working as per inventory
6.5	Walls	Walls generally clean and intact. Several areas with visible scuff marks and light staining, mostly around lower wall sections and corners. No major damage or cracks noted. Kitchen tiled splashbacks in good condition.
6.6	Skirting	Skirting is clean with minor scuff marks and small areas of paint chipping in places; No major damage or warping observed.
6.7	Windows & Sills	There is scuffing and tarnishing to the door handle. Glass is intact but shows surface dirt or water marks, requiring cleaning.

6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)		
6.8	Blinds / Curtains	Blinds appear clean with no visible marks or stains. As per inventory
6.9	Switch / Sockets	As per inventory
6.10	Heating	Underfloor
6.11	Flooring	Flooring shows light scratches and minor scuffs
6.12	Kitchen Units	Handles and hinges are intact with minor fingerprint marks visible on some cupboard fronts. No significant signs of wear or staining.
6.13	Worktops	Minor surface scratches are visible near the sink area.
6.14	Built-In-Storage	Internal walls have multiple scuff marks and scratches
Kitchen Appliances		
6.15	Sink	Sink is clean with minor water marks and light surface scratches visible in basin. Tap and surrounding surface are in good condition with no apparent damage or stains
6.16	Extractor Hood	Extractor hood is clean and free from visible damage. Both lights are functional.
6.17	Hob	The hob has multiple visible cracks on the top left side, including: 1x large crack running diagonally and several smaller cracks spreading outwards. Evidence of damage to the glass surface; Agent is aware
6.18	Oven	No signs of wear, stains or deterioration observed.
6.19	Fridge / Freezer	Minor condensation present on back wall of fridge compartment. No cracks or stains inside or on doors. Freezer drawers and seals are intact and free from damage.
6.20	Washing Machine	Minor scuffs on the detergent drawer. The detergent drawer shows some light residue and signs of use. The drum is clean and free from visible damage.
6.21	Microwave	As per inventory
6.22	Water Tank	As per inventory
Contents		
6.23	Thermostat	As per inventory

6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)		
6.24	Wall art	The framed wall art shows light surface dust and minor scuffing to the wooden frame.
6.25	Cabinet	As per inventory
6.26	Dining table and chairs	Wooden bench has scuffing and discolouration to the front right leg. Upholstered chairs have some light debris on the seat fabric but no visible tears or stains. Decorative lantern on the table has tarnishing and visible marks on the metal base and glass panels.
6.27	Armchair	As per inventory
6.28	Sofa	As per inventory
6.29	Tv mount	As per inventory
6.30	Coffee table	Visible smudges and fingerprints on the glass surface, multiple scratches and marks on the wooden base, and minor chips or scuffs along the frame. No major damage observed.
Cleanliness		
6.31	Cleanliness	Cleaned to a professional standard
 Ref #6.1  Ref #6.1  Ref #6.1  Ref #6.1  Ref #6.1  Ref #6.1		

6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



20 Oct 2025 11:44

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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



20 Oct 2025 11:47

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20 Oct 2025 11:47

Ref #6.4



20 Oct 2025 11:47

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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



Ref #6.6



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Ref #6.9



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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



Ref #6.9



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Ref #6.11



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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



20 Oct 2025 11:55

Ref #6.11



20 Oct 2025 11:56

Ref #6.12



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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



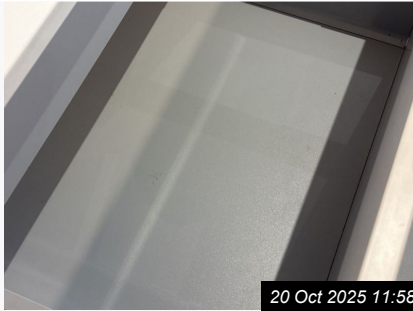
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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



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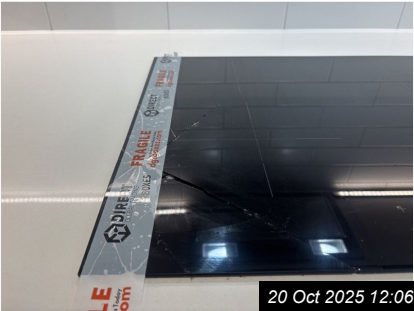
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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



Ref #6.19



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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



20 Oct 2025 12:09

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20 Oct 2025 12:09

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20 Oct 2025 12:10

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20 Oct 2025 12:10

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6. OPEN PLAN ENTRANCE, LOUNGE & KITCHEN (CONT.)



20 Oct 2025 12:10

Ref #6.27



20 Oct 2025 12:11

Ref #6.28



20 Oct 2025 12:11

Ref #6.28



20 Oct 2025 12:11

Ref #6.28



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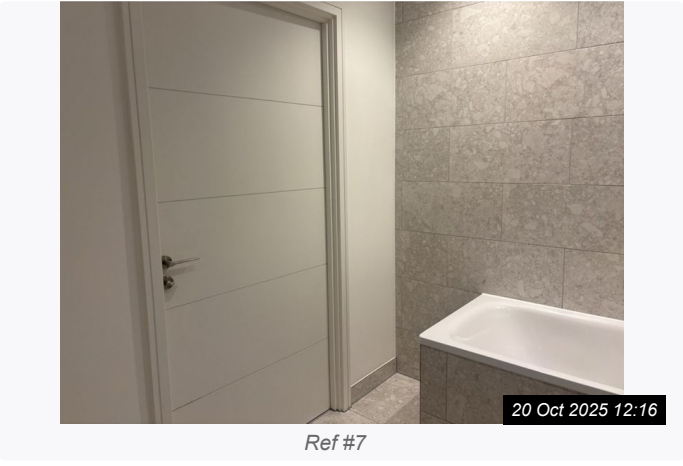
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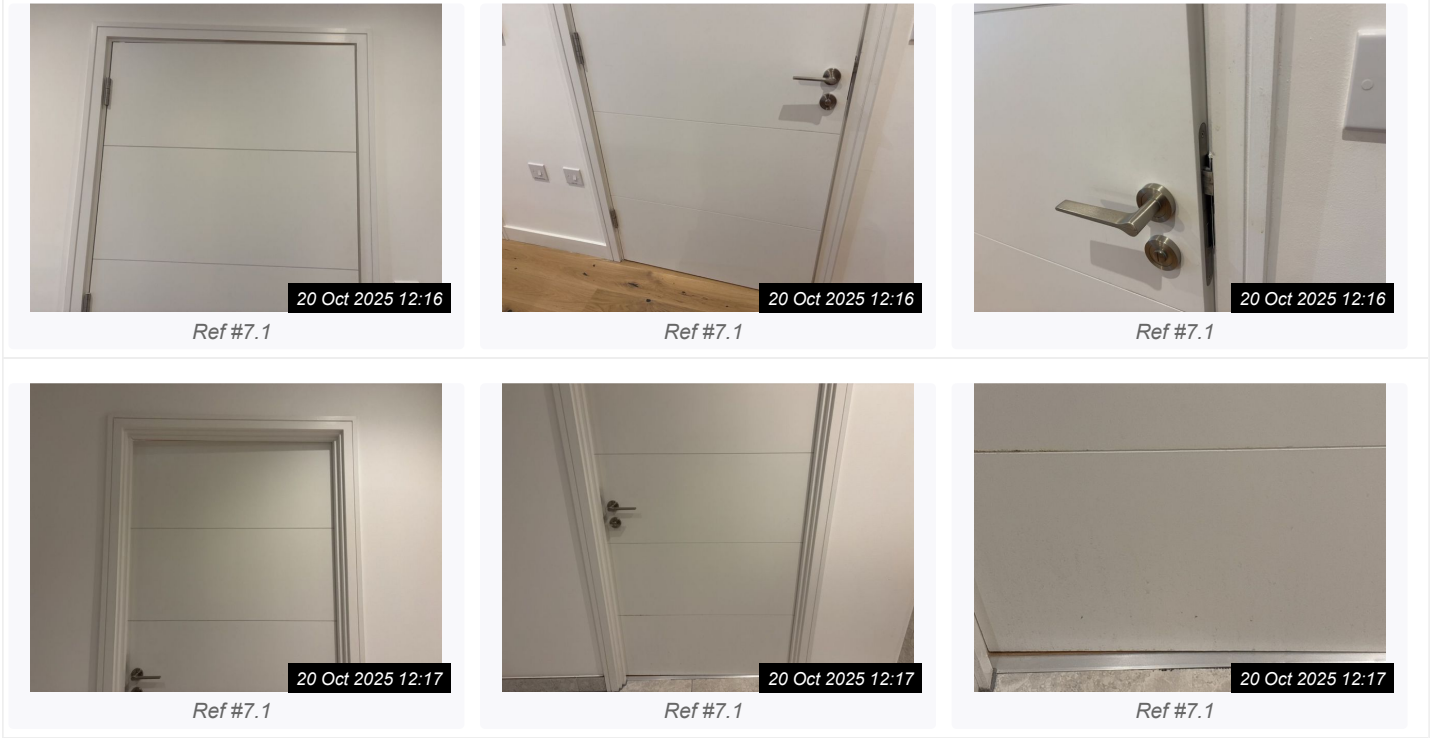
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7. BATHROOM



Ref	Name	Condition
7.1	Door & Frame	Several scuff marks and minor dirt at the lower section. Frame displays slight wear near locking mechanism.
7.2	Door Fixtures	Fittings are secure and undamaged. As per inventory
7.3	Ceiling	As per inventory
7.4	Extractor Fan	Extractor fan cover appears clean. As per inventory
7.5	Lighting	One light fitting appears not to be illuminated, which may indicate a failed bulb or electrical issue. Review - Investigate
7.6	Walls	Painted walls show minor scuff marks and light staining at the lower edges near skirting.; Tiled areas are intact and free from visible damage. Grout lines appear clean with no signs of mould.
7.7	Switch / Sockets	As per inventory
7.8	Heating	The surface appears clean and well-maintained.

7. BATHROOM (CONT.)		
7.9	Flooring	Floor tiles are intact with no visible cracks or chips. Grout lines clean and even throughout. Mainly as per inventory
Bathroom Appliances		
7.10	Toilet	As per inventory
7.11	Basin	Tap has visible scratches on the front.
7.12	Bath & Taps	Bath is generally clean with no visible chips or cracks. Brass taps and fittings show no signs of corrosion or wear. Silicone sealant in one corner is discoloured and deteriorating.
Contents		
7.13	Medicine cabinet	Chipping and marks to interior
7.14	Toilet roll holder	As per inventory
7.15	Container	As per inventory
Cleanliness		
7.16	Cleanliness	Cleaned to a professional standard



7. BATHROOM (CONT.)



20 Oct 2025 12:17

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20 Oct 2025 12:17

Ref #7.2



20 Oct 2025 12:18

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Ref #7.3



20 Oct 2025 12:19

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20 Oct 2025 12:19

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20 Oct 2025 12:19

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Ref #7.6



20 Oct 2025 12:20

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20 Oct 2025 12:20

Ref #7.6



20 Oct 2025 12:20

Ref #7.7



20 Oct 2025 12:21

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7. BATHROOM (CONT.)



20 Oct 2025 12:21

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20 Oct 2025 12:21

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20 Oct 2025 12:21

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20 Oct 2025 12:21

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20 Oct 2025 12:21

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20 Oct 2025 12:22

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20 Oct 2025 12:22

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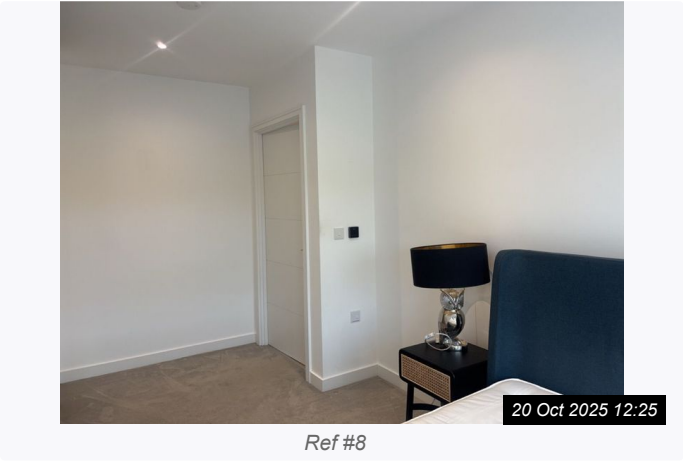
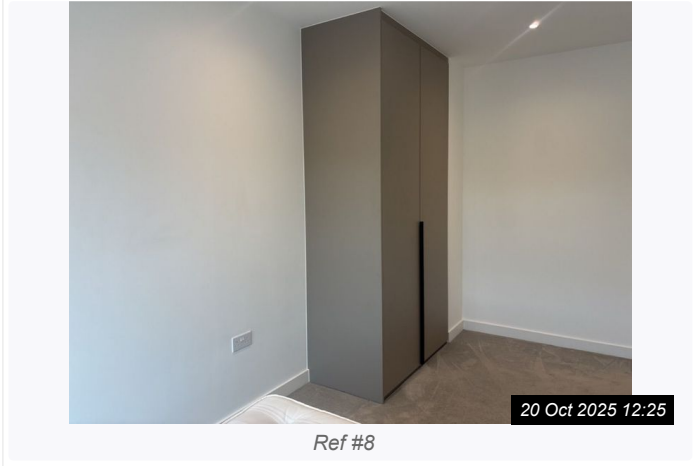
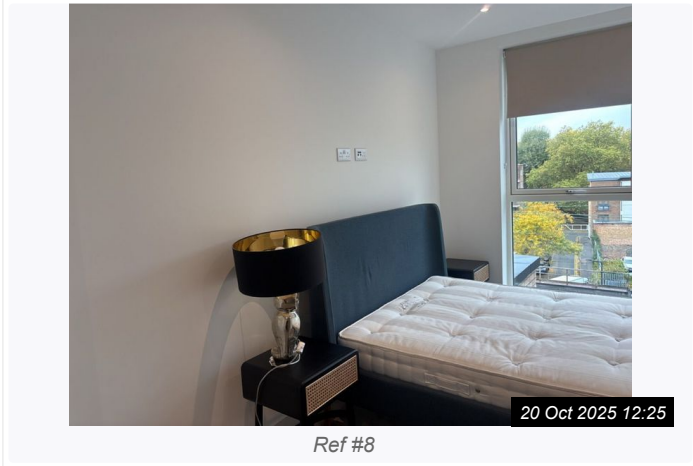
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7. BATHROOM (CONT.)



8. BEDROOM ONE



Ref	Name	Condition
8.1	Door & Frame	Minor scuff marks and small stains present on the door surface. Light marking visible near the bottom of the frame. Small paint chips and marks found on the upper frame.
8.2	Door Fixtures	As per inventory
8.3	Ceiling	There is mild discolouration around one ceiling fixture. Surfaces otherwise appear even and intact.
8.4	Lighting	Ceiling spotlights are intact and functioning.
8.5	Walls	Walls have several scuff marks and light scratches across lower sections Minor surface stains near switches and in one corner; Faint patchy discolouration present in places.
8.6	Skirting	Minor scuff marks and light surface scratches are present. Slight discolouration and dust visible along the upper edge.
8.7	Windows & Sills	There are small black marks on the upper window reveal. Generally good clean condition
8.8	Blinds / Curtains	As per inventory

8. BEDROOM ONE (CONT.)		
8.9	Switch / Sockets	Sockets and switches are generally clean and appear in good working order.
8.10	Heating	Underfloor
8.11	Flooring	Minor pile flattening and some furniture indentations present throughout. No visible stains, rips, or major damage.
Contents		
8.12	Bed	Headboard has some visible minor indentations. Mattress surface is clean with no visible stains or tears.
8.13	Bedside tables	Both bedside tables show minor dust inside drawers.
8.14	Wardrobe	Wardrobe doors show minor scuff marks. One lower drawer showing a small stain but remains structurally sound
8.15	Lamp	As per inventory
Cleanliness		
8.16	Cleanliness	Cleaned to a professional standard
 20 Oct 2025 12:26 Ref #8.1  20 Oct 2025 12:26 Ref #8.1  20 Oct 2025 12:26 Ref #8.1  20 Oct 2025 12:27 Ref #8.1  20 Oct 2025 12:27 Ref #8.1  20 Oct 2025 12:27 Ref #8.1		

8. BEDROOM ONE (CONT.)



20 Oct 2025 12:26

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20 Oct 2025 12:27

Ref #8.2



20 Oct 2025 12:27

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20 Oct 2025 12:27

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20 Oct 2025 12:28

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20 Oct 2025 12:28

Ref #8.4



20 Oct 2025 12:28

Ref #8.4



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20 Oct 2025 12:29

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20 Oct 2025 12:29

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20 Oct 2025 12:29

Ref #8.5

8. BEDROOM ONE (CONT.)



20 Oct 2025 12:29

Ref #8.5



20 Oct 2025 12:31

Ref #8.5



20 Oct 2025 12:32

Ref #8.5



20 Oct 2025 12:37

Ref #8.5



20 Oct 2025 12:29

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20 Oct 2025 12:29

Ref #8.6



20 Oct 2025 12:29

Ref #8.6



20 Oct 2025 12:29

Ref #8.6



20 Oct 2025 12:29

Ref #8.6



20 Oct 2025 12:30

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20 Oct 2025 12:30

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20 Oct 2025 12:30

Ref #8.7



20 Oct 2025 12:30

Ref #8.7



20 Oct 2025 12:30

Ref #8.7



20 Oct 2025 12:31

Ref #8.7

8. BEDROOM ONE (CONT.)		
 20 Oct 2025 12:30 Ref #8.8	 20 Oct 2025 12:30 Ref #8.8	 20 Oct 2025 12:31 Ref #8.9
 20 Oct 2025 12:31 Ref #8.9	 20 Oct 2025 12:31 Ref #8.9	 20 Oct 2025 12:31 Ref #8.9
 20 Oct 2025 12:36 Ref #8.9	 20 Oct 2025 12:32 Ref #8.11	 20 Oct 2025 12:32 Ref #8.11
 20 Oct 2025 12:32 Ref #8.11	 20 Oct 2025 12:32 Ref #8.11	 20 Oct 2025 12:32 Ref #8.11
 20 Oct 2025 12:32 Ref #8.11	 20 Oct 2025 12:32 Ref #8.11	 20 Oct 2025 12:32 Ref #8.11

8. BEDROOM ONE (CONT.)



20 Oct 2025 12:33

Ref #8.12



20 Oct 2025 12:33

Ref #8.12



20 Oct 2025 12:33

Ref #8.12



20 Oct 2025 12:33

Ref #8.12



20 Oct 2025 12:33

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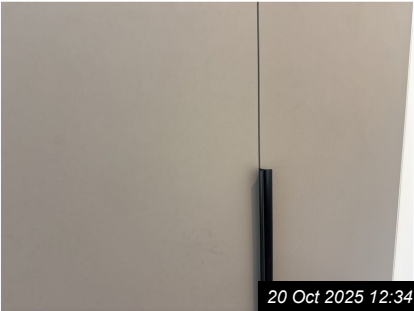
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20 Oct 2025 12:35

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20 Oct 2025 13:03

Ref #8.14

8. BEDROOM ONE (CONT.)



Ref #8.15

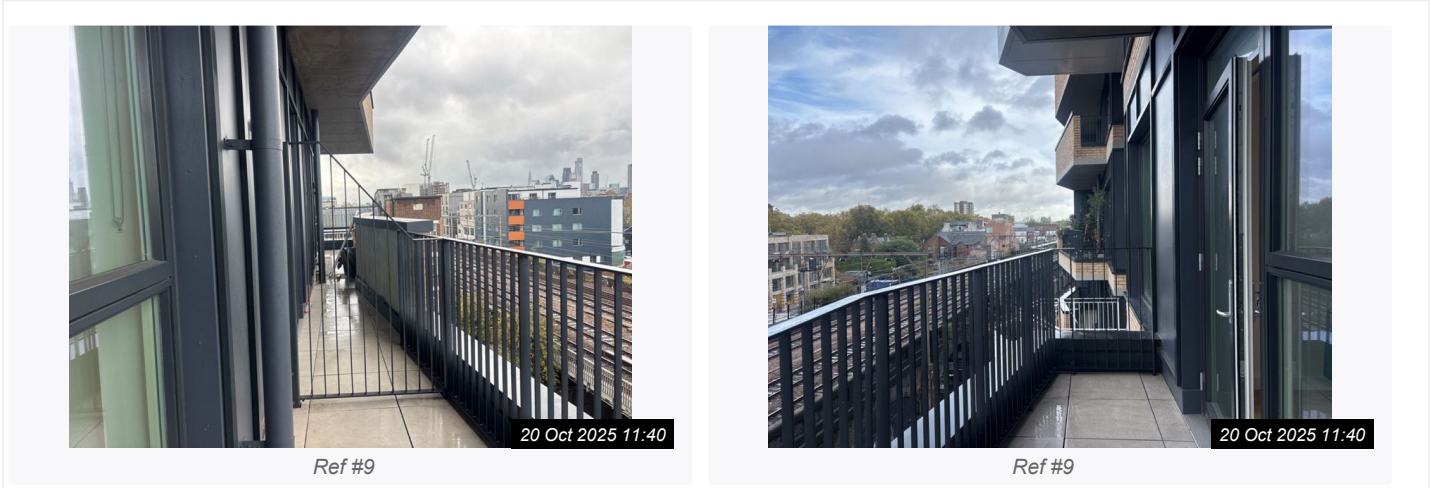


Ref #8.15



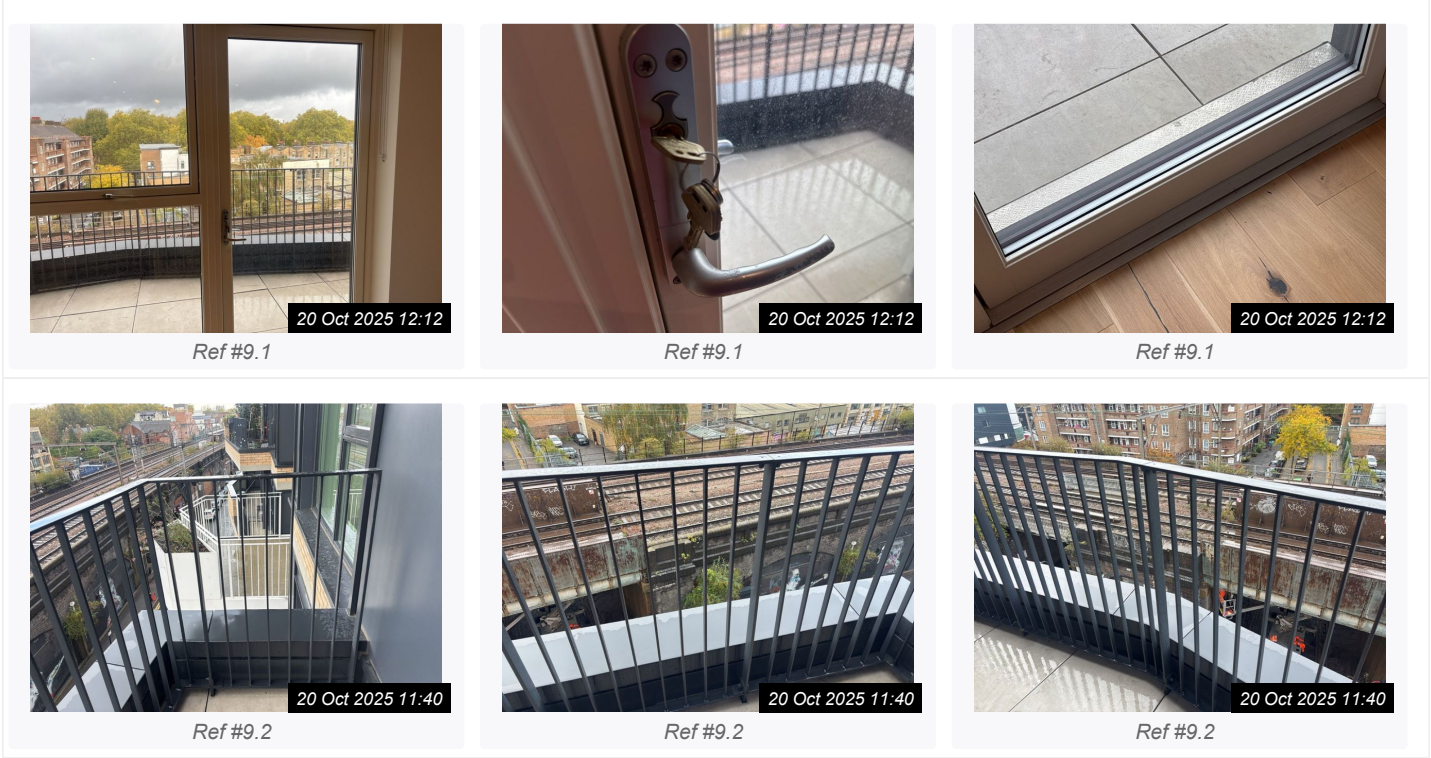
Ref #8.15

9. GARDEN / BALCONY



Ref	Name	Condition
9.1	Door and frame	Frame and threshold show slight marking consistent with general use. Lock and keys present.
9.2	Description	Some dirt and minor staining are present on floor tiles. No significant signs of wear or deterioration observed.
9.3	Outside lighting	Outside lighting is functional with no visible damage or significant wear. Minor surface marks on the fixture.

Contents		
Cleanliness		
9.4	Cleanliness	Weathered



9. GARDEN / BALCONY (CONT.)



Ref #9.2



Ref #9.2



Ref #9.2



Ref #9.3

10. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
10.1	Is the Property Compliant?	Yes	

Actions Required			
Ref	Action Required	Responsibility	Comments
7.5 BATHROOM » Lighting	Review	Investigate	One light fitting appears not to be illuminated, which may indicate a failed bulb or electrical issue.

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /